134.0	0005	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	994,700 / 994,700
					USE VALUE:	994,700 / 994,700
					ASSESSED:	994,700 / 994,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARNER RICHARD--ETAL
Owner 2:	MELCHER JENNIFER R
Owner 3:	
Street 1:	4 MENOTOMY ROCKS DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,444 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1967, having primarily Wood Shingle Exterior and 2198 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8444.000	456,000		538,700	994,700
Total Card	0.194	456,000		538,700	994,700
Total Parcel	0.194	456,000		538,700	994,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.55 | /Parcel: 452.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86551
GIS Ref
GIS Ref
Insp Date 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 134.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	456,000	0	8,444.	538,700	994,700	994,700	Year End Roll	12/18/2019
2019	101	FV	334,100	0	8,444.	505,000	839,100	839,100	Year End Roll	1/3/2019
2018	101	FV	330,600	0	8,444.	417,500	748,100	748,100	Year End Roll	12/20/2017
2017	101	FV	330,600	0	8,444.	383,800	714,400	714,400	Year End Roll	1/3/2017
2016	101	FV	330,600	0	8,444.	350,100	680,700	680,700	Year End	1/4/2016
2015	101	FV	322,800	0	8,444.	343,400	666,200	666,200	Year End Roll	12/11/2014
2014	101	FV	322,800	0	8,444.	319,200	642,000	642,000	Year End Roll	12/16/2013
2013	101	FV	322,800	0	8,444.	303,700	626,500	626,500		12/13/2012

!10477!

PRINT

Date	Time
12/11/20	00:46:43

LAST REV

Date	Time
06/14/18	10:33:00
apro	
10477	

USER DEFINED

Prior Id # 1:	86551
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN ARTHUR	23639-488		9/10/1993		262,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2017	1063	Re-Roof	9,092	C				
4/4/2016	370	New Wind	3,200					4 new windows

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Meas/Inspect	HS	Hanne S
11/15/2008	Meas/Inspect	197	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/22/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8444		Sq. Ft.	Site		0	80.	0.80	9									538,660						538,700	

Total AC/HA: 0.19385 | Total SF/SM: 8444 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 538,660 | Spl Credit | Total: 538,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12770700
Const Adj.:	0.99989998
Adj $ / SQ:	152.225
Other Features:	114023
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560142
Depreciation:	104186
Depreciated Total:	455956

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB	1	

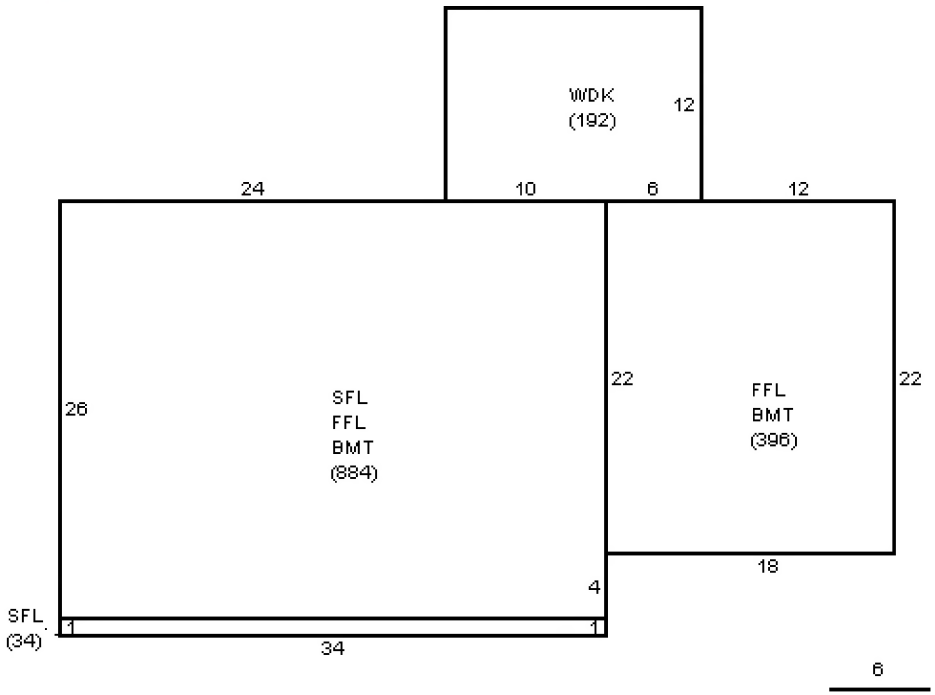
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	45.670	58,454
FFL	First Floor	1,280	152.230	194,848
SFL	Second Floor	918	152.230	139,743
WDK	Deck	192	11.210	2,152
	Net Sketched Area:	3,670	Total:	395,197
Size Ad	2198	Gross Are	3670	FinArea 2198

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	167.45
Special Features:	0	Val/Su Net:	124.25
Final Total:	456000	Val/Su SzAd	207.46

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: